

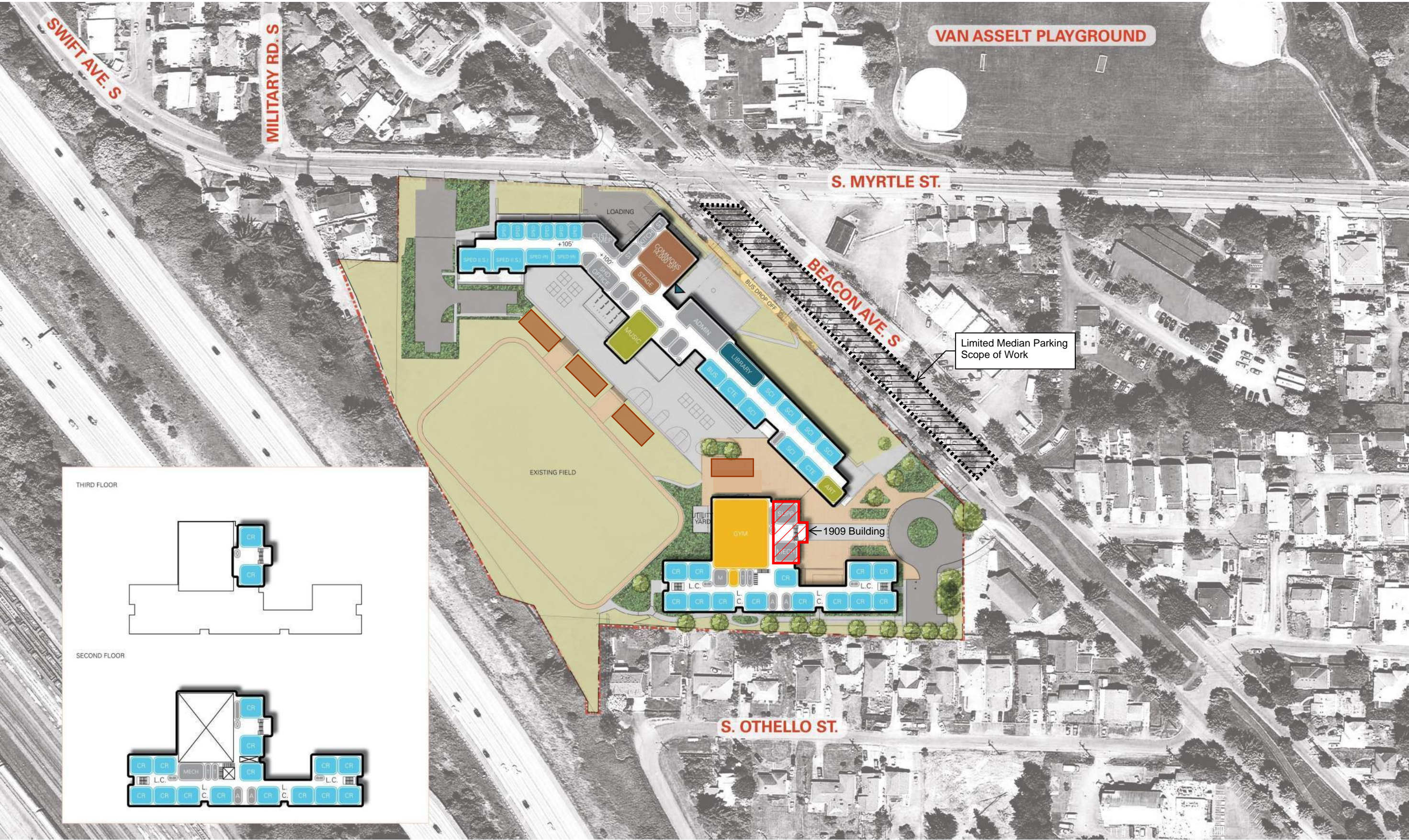
VAN ASSELT SCHOOL ADDITION /

Seattle Landmark Preservation Board
Architectural Review Committee Meeting

March 12, 2021



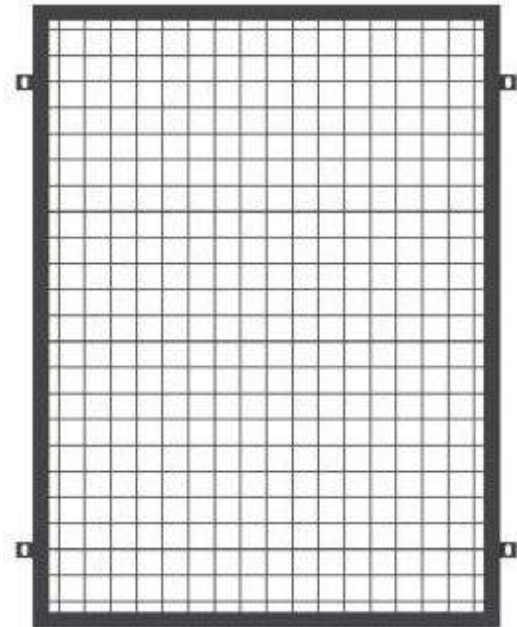
SELECTED OPTION - SITE PLAN



1909 BUILDING - SUMMARY

- Exterior Scope of Work
- Interior Scope of Work

WINDOWS



VANDAL PROOF METAL MESH



Window Restoration Scope of Work:

- Removing or encapsulating asbestos containing glazing putty
- Painting exterior frames and sashes (color TBD)
- Replacing hardware or fixing window sash in place
- Replacing broken glazing with in-kind material
- Adding new weather stripping
- Removing and patching surface rot
- Replacing rotten wood members for windows with structural deficiencies
- Finish touch up on the inside frame, sashes, and wood trim
- Obscure glazing at basement floor windows at the south and southeast facade (looking into the boiler room).
- Install vandal proof metal mesh at all basement floor windows (interior side) - except for south basement level windows.

EXTERIOR ENVELOPE



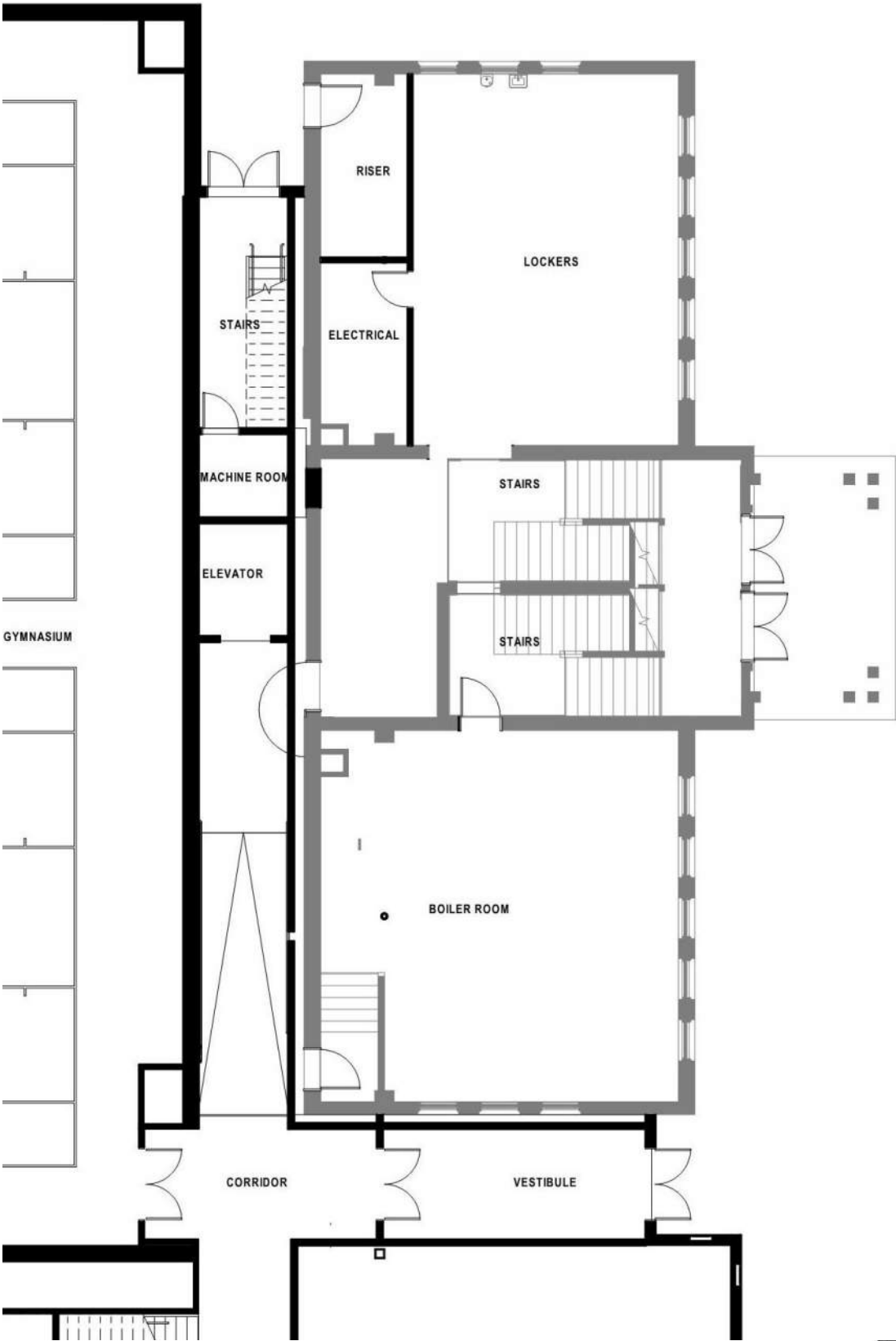
Exterior Envelope Scope of Work:

- Patching or replacing damaged wood siding with in kind material.
- Repainting siding, fascia boards, and wood trim (color TBD).
- Repainting concrete foundation walls (color TBD).
- Replacing exterior doors to match original panel and half-light; Providing hardware per district standards.
- Removing (3) exterior modern light fixtures (flood lights) from the face of the building.
- Preserving existing sign 'Van Asselt Public School'.

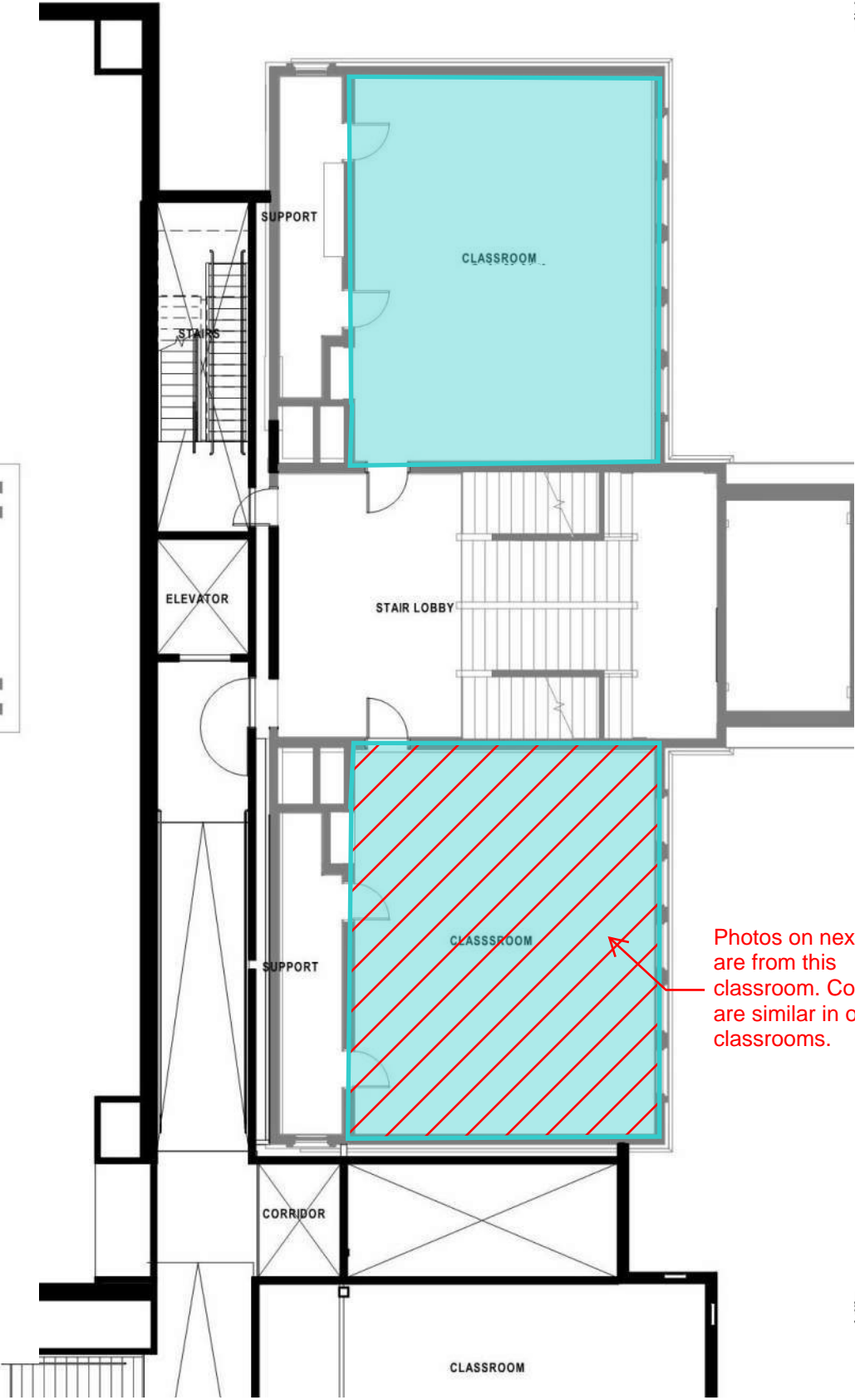


EAST ELEVATION

SYSTEMS APPROACH - CLASSROOMS

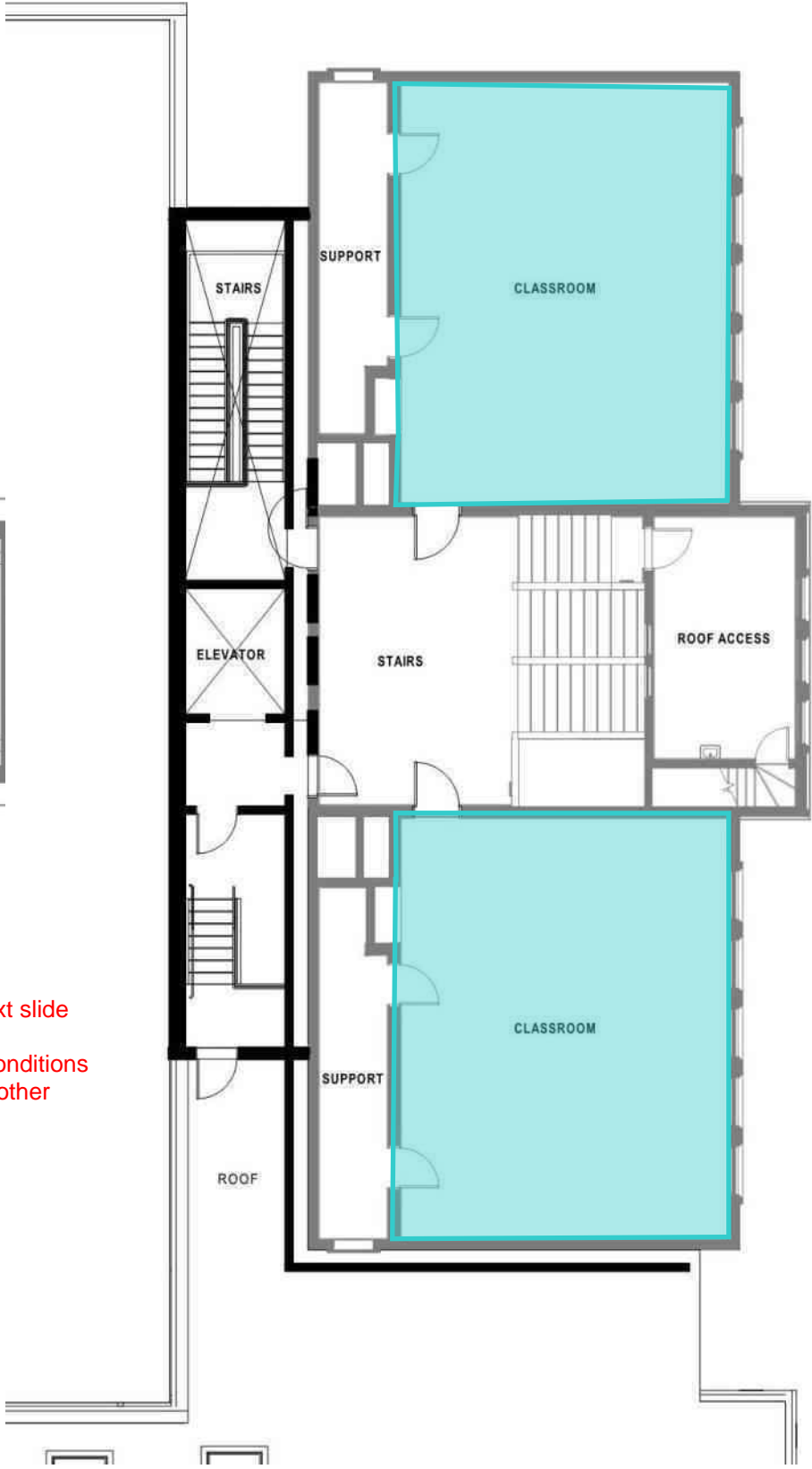


FIRST FLOOR (BASEMENT)



SECOND FLOOR

Photos on next slide are from this classroom. Conditions are similar in other classrooms.



THIRD FLOOR

SYSTEMS APPROACH - CLASSROOMS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

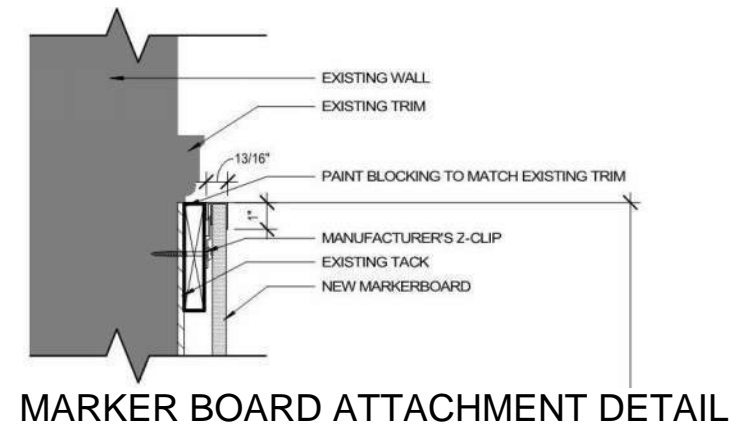
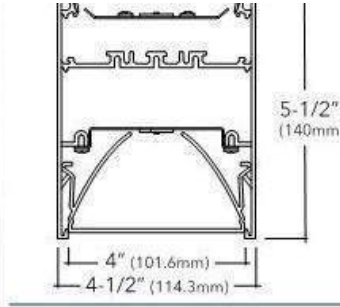


WEST ELEVATION

SYSTEMS APPROACH - CLASSROOMS



PENDANT LIGHT FIXTURE



MARKER BOARD ATTACHMENT DETAIL



RADIATOR

Classroom Scope of Work

Architectural:

- Retain, patch and repair original materials, where possible, at walls and floors.
- Remove existing ceiling tiles and plaster; replace with new drywall and acoustic treatment.
- Patch and paint plaster walls, and previously painted wood trim and plaster molding.
- New marker boards installed on top of existing chalkboards at teaching wall.

Structural:

- Minor seismic upgrades at wall to floor connections.

Electrical:

- Install new light fixtures
- Install new power and data
- Install new projector at teaching wall
- Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

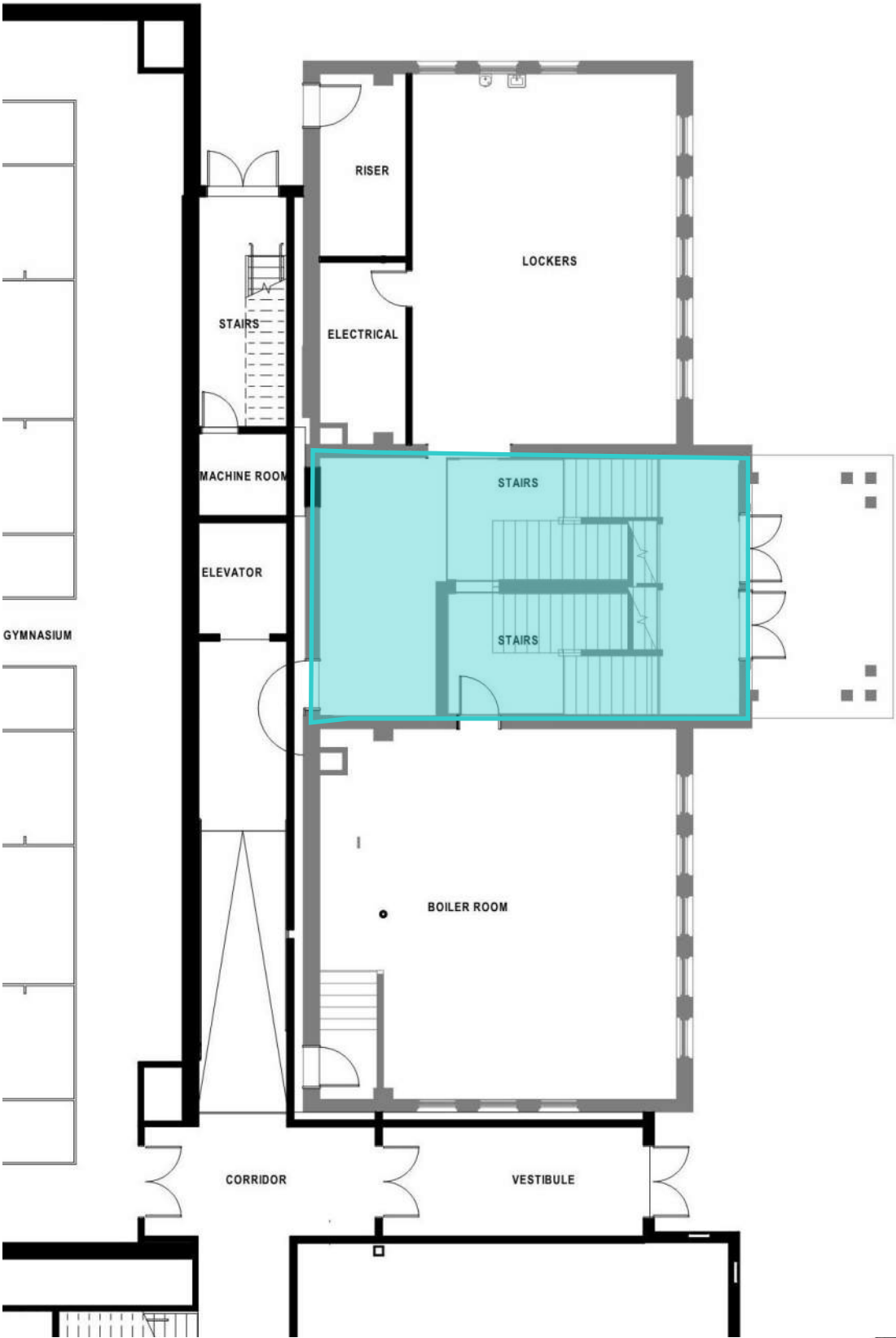
Mechanical:

- New ventilation grills located at top of west wall.
- New radiator located at east wall below the window sills.
- New ducts located in Support space.
- Sprinkler system to be exposed at ceiling.

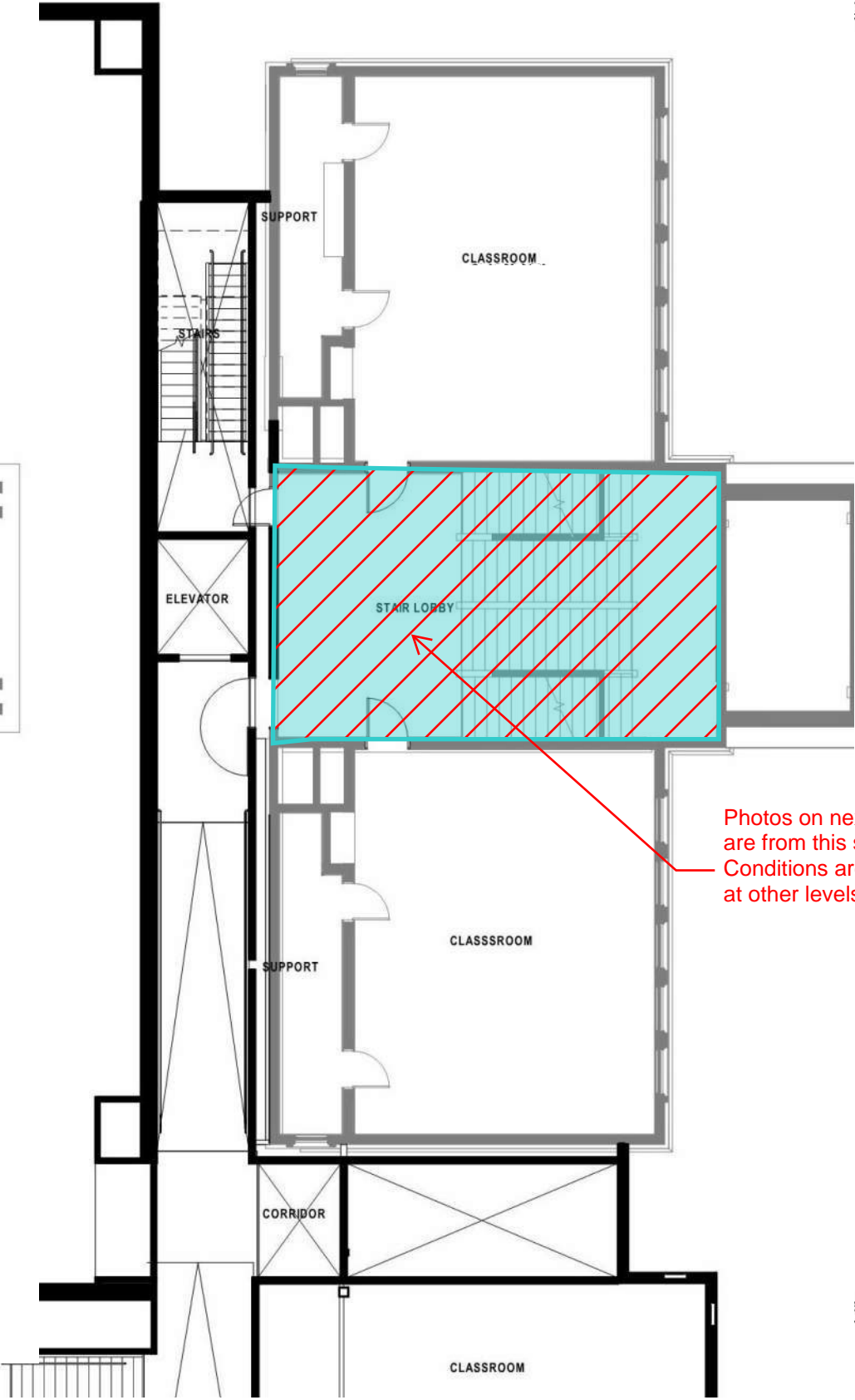


CONCEPT RENDERING OF RESTORED CLASSROOM

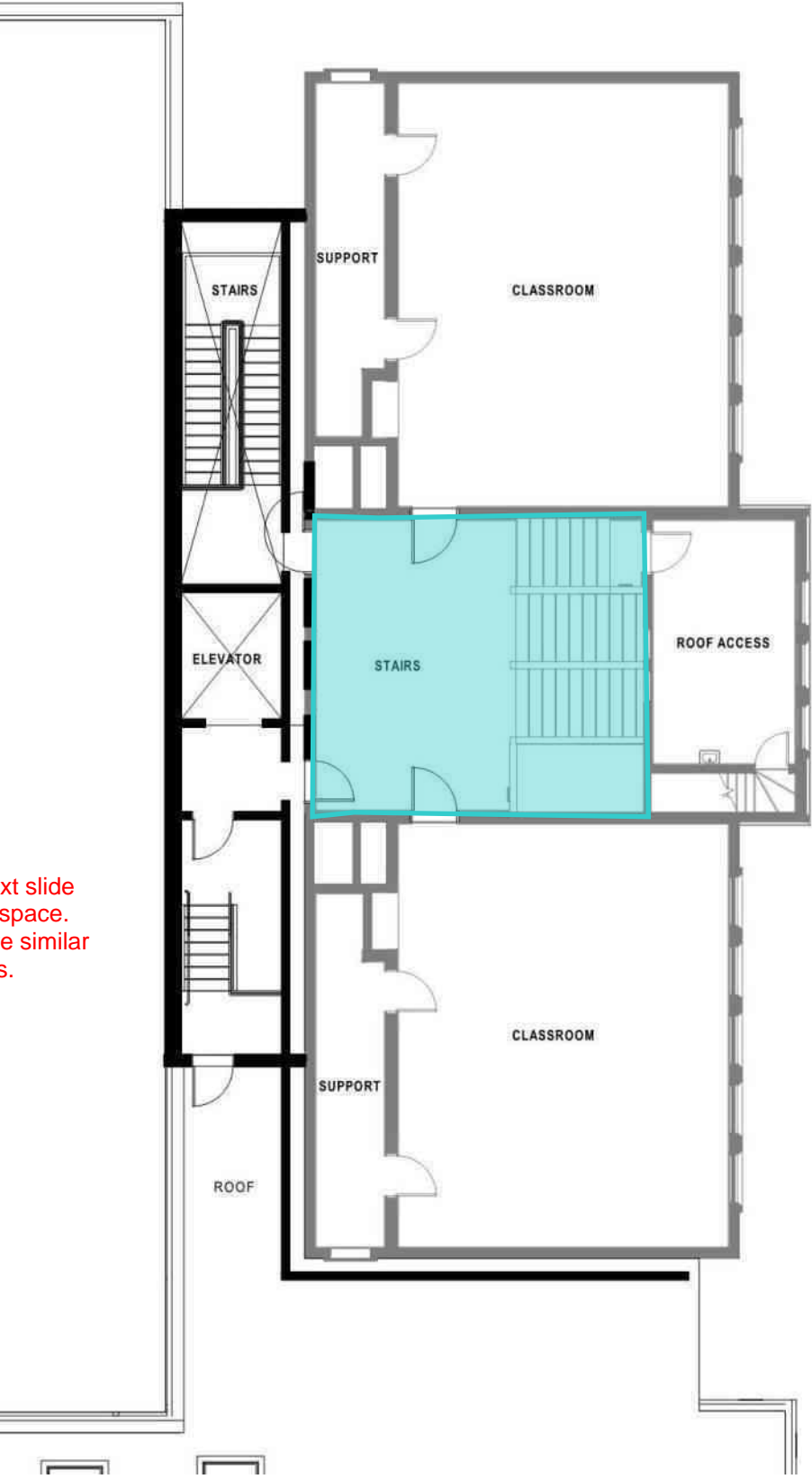
SYSTEMS APPROACH - MAIN STAIR



FIRST FLOOR (BASEMENT)



SECOND FLOOR



THIRD FLOOR

SYSTEMS APPROACH - MAIN STAIR



NORTH ELEVATION



EAST ELEVATION

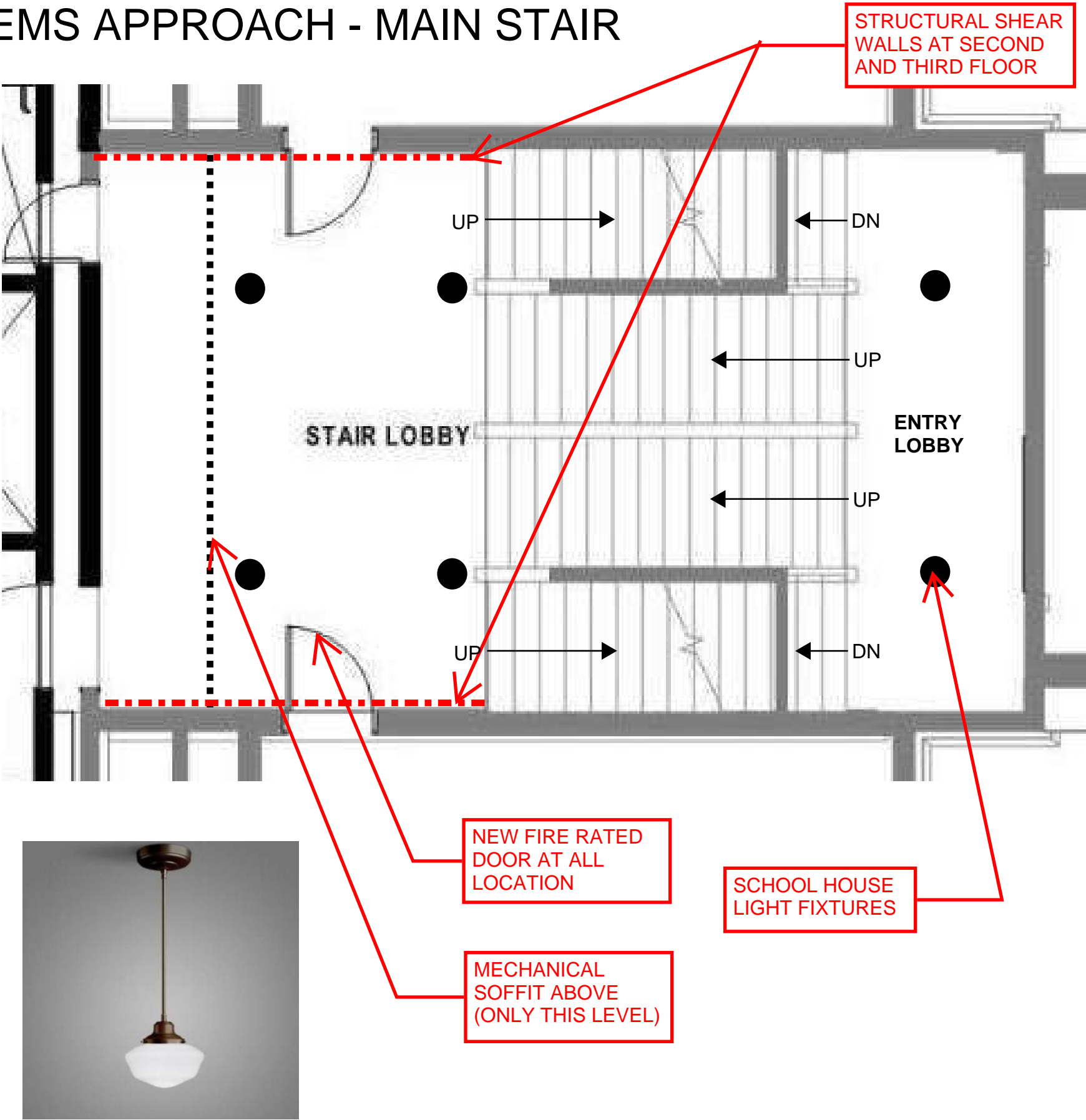


SOUTH ELEVATION



WEST ELEVATION

SYSTEMS APPROACH - MAIN STAIR



Main Stair Scope of Work

Architectural:
-Retain, patch and repair original material at walls, floor, and ceiling.
-Detail guardrail/handrail to meet code requirements (detail TBD).

Structural:
-Add seismic shear wall at portions of north and south walls; provide new plaster to match existing where plaster is removed.

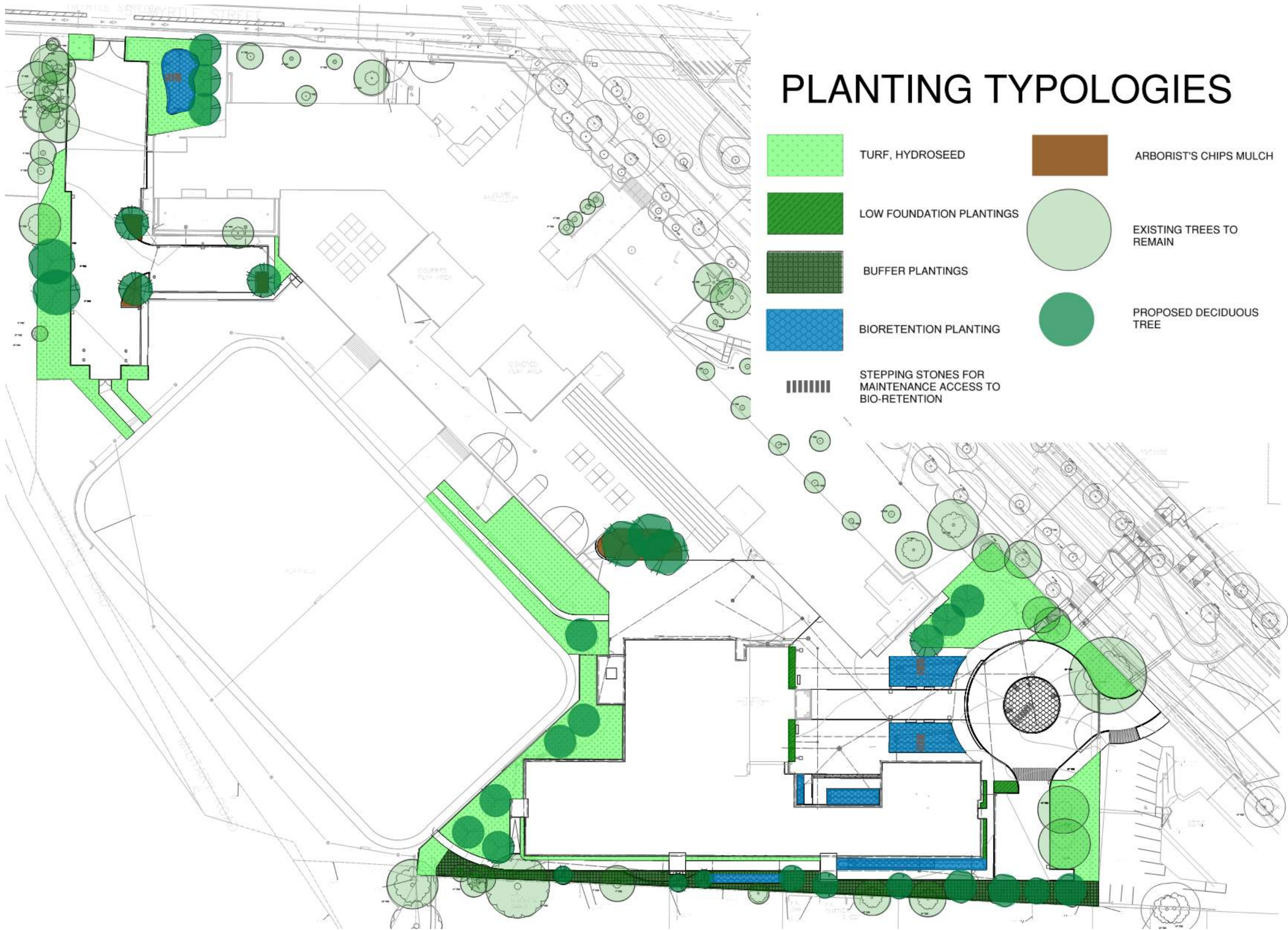
Electrical:
-Provide new light fixtures.
-Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

Mechanical:
-New duct routing will require soffit at west wall.

LANDSCAPE DESIGN REVIEW

- Site Plan - General Scope of Work
- Planting Design at East Plaza
- Paving Design at East Plaza

SITE PLAN - GENERAL SCOPE OF WORK



EAST PLAZA - PLANTING



Planting Scope of Work

General Notes:

- Species are selected for specific site conditions (shade to sun dependent on location).
- Species within bioretention planting areas are selected for their seasonal tolerance of both wet and dry conditions.
- Planting options need to be reviewed and approved by SPS.

Foundation Planting

BPA - Deep to Part Shade

BPA - Full to Part Sun



Sarcococca hookeriana/ Sweetbox



Asarum caudatum/
Wild Ginger



Mahonia nervosa/
Low Oregon Grape



Spiraea betulifolia/
Birch-Leaf Spiraea



Acorus gramineus
'Ogon'/ Sweetflag



Oxalis oregana
'Klamath Ruby'



Polystichum
munitum/ Sword Fern



Itea virginica 'Little
Henry'/ Sweetspire

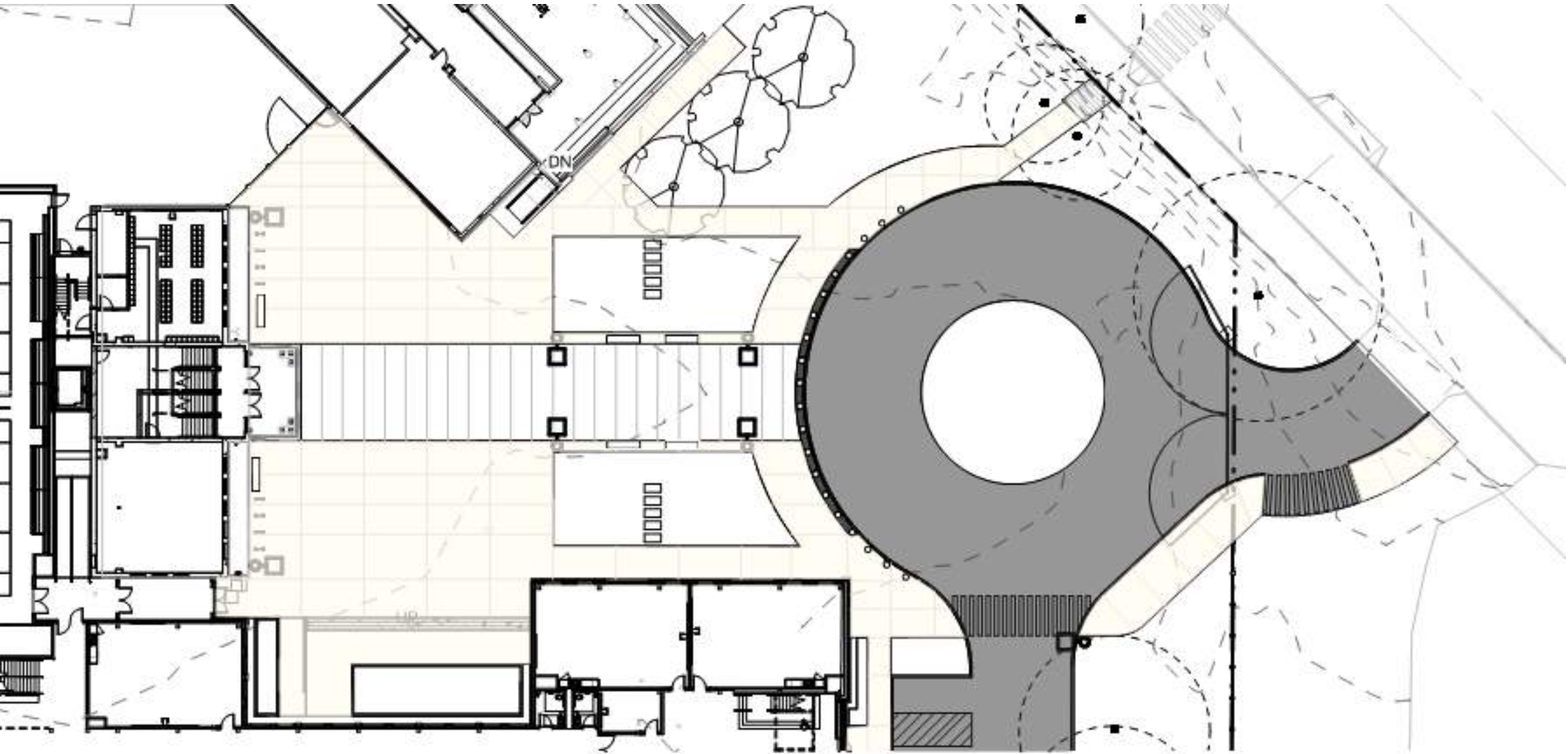


Physocarpus opulifolius
'Little Devil'/ Ninebark



Ginkgo biloba 'Autumn Gold'/
Autumn Gold Ginkgo

EAST PLAZA - PAVING



Paving Scope of Work

General Notes:

-Paving options need to be reviewed and approved by SPS.



Broom Finish Concrete Paving,
Sawcut Joints



Tactile Warning Pavers



Asphalt Paving

EXTERIOR OPTIONS REVIEW

- Color Analysis
- Exterior Materials
- 3 Color Options

ELEVATIONS - COLOR ANALYSIS



EXISTING MATERIALS & COLORS



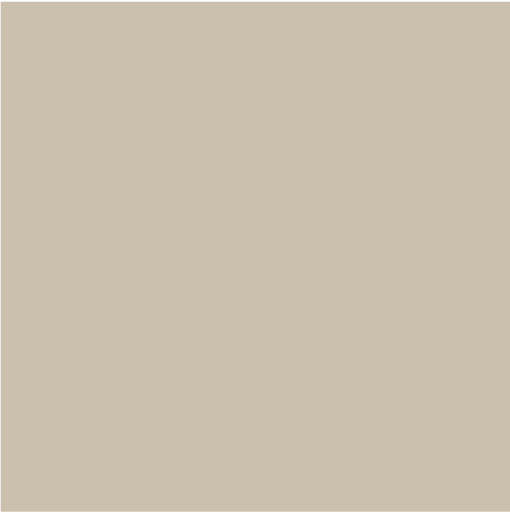
VAN ASSELT SCHOOL CIRCA 1940



DETAILS



OBSERVED ORIGINAL COLORS



Concrete/Wood Siding
SW 7547 Sand Bar

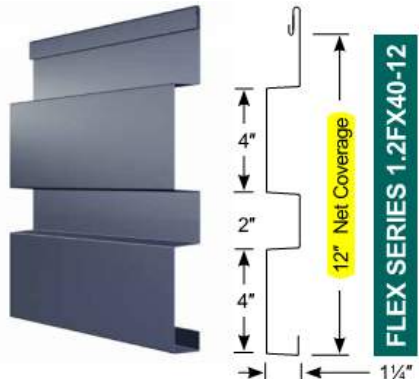
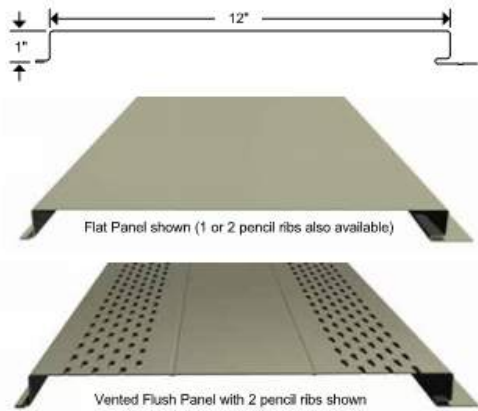
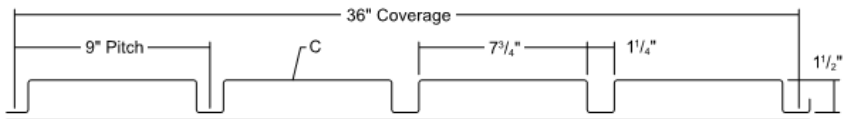


Wood Trim
SW 7567 Natural Tan

Note: Paint swatch colors as appearing on this page can vary

ELEVATIONS - OPTION 1

Metal Wall Panels Types



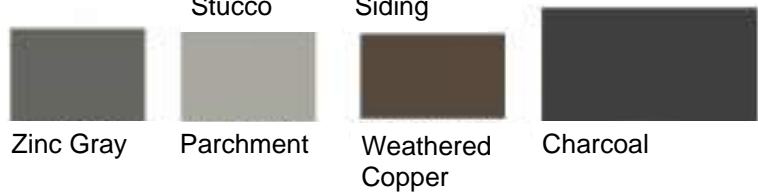
2 BUILDING ELEVATION NORTH
3/32" = 1'-0"



1 BUILDING ELEVATION COURTYARD - EAST
3/32" = 1'-0"



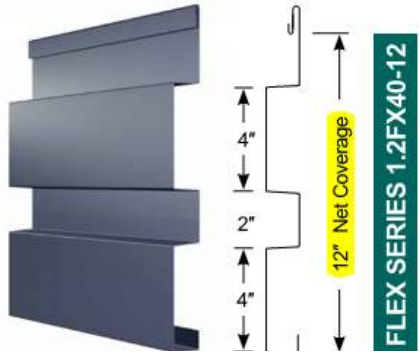
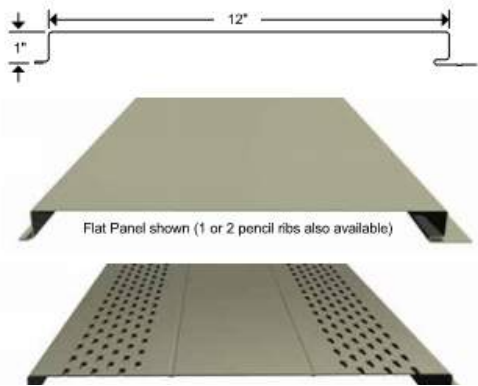
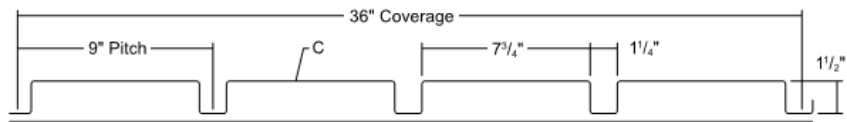
Colors for 1909 Building



Colors for New Addition

ELEVATIONS - OPTION 2

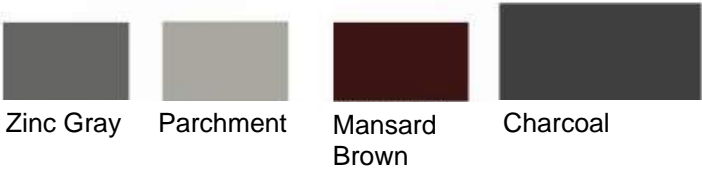
Metal Wall Panels Types



2 BUILDING ELEVATION NORTH
3/32" = 1'-0"



Colors for 1909 Building



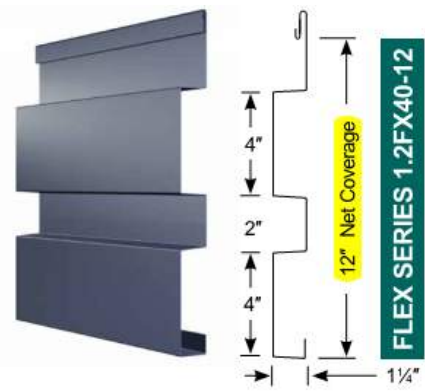
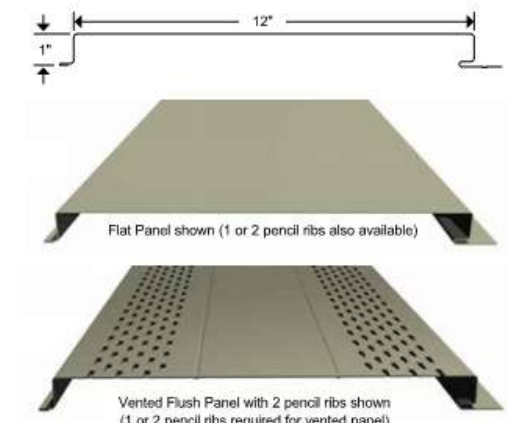
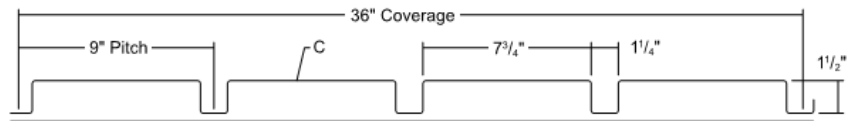
Colors for New Addition



1 BUILDING ELEVATION COURTYARD - EAST
3/32" = 1'-0"

ELEVATIONS - OPTION 3 (PREFERRED)

Metal Wall Panels Types



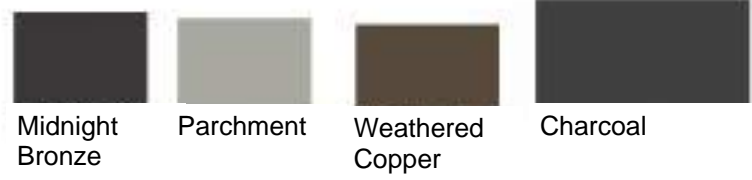
2 BUILDING ELEVATION NORTH
3/32" = 1'-0"



1 BUILDING ELEVATION COURTYARD - EAST
3/32" = 1'-0"



Colors for 1909 Building



Colors for New Addition

THANK YOU!